

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  TODD A. FREALLY (State Bar No. 198780) CHAPTER 7 TRUSTEE 3403 Tenth Street, Suite 709 Riverside, CA 92501 Telephone: (951) 784-4122 Facsimile: (951) 784-7143 Email: TAF@LNBYG.COM  <input checked="" type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - RIVERSIDE DIVISION</b>	
In re: JUAN C. VILLARREAL and ELBA GARCIA,          Debtor(s).	CASE NO.: 6:20-bk-15104-WJ CHAPTER: 7          <b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 05/17/2022	<b>Time:</b> 1:00 pm
<b>Location:</b> United States Bankruptcy Court, Courtroom 304, 3420 Twelfth Street, Riverside, California 92501	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 05/03/2022

**Description of property to be sold:**

Double Graves A&B of Lot 415 in El Sereno Plot at Inglewood Park Cemetery (the "Property")

**Terms and conditions of sale:** \_\_\_\_\_

Condition of Property: Property purchased "as-is" without any representations or warranties of any kind

**Proposed sale price:** \$ 14,400.00

**Overbid procedure (if any):** See Proposed Overbidding Procedures attached as Exhibit 1 hereto.

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**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

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**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Todd A. Frealy  
Chapter 7 Trustee  
3403 Tenth Street, Suite 709  
Riverside, CA 92501  
Telephone: (951) 784-4122  
Facsimile: (951) 784-7143  
Email: TAF@LNBYG.COM

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Date: 04/14/2022

**EXHIBIT "1"**

**PROPOSED OVERBID PROCEDURES**

**FOR PURCHASE OF PROPERTY**

1. Anyone interested in submitting an overbid with respect to the purchase of the Property must attend the hearing on the Motion or be represented by an individual at the hearing (either in person or telephonically) with authority to participate in the overbid process.
2. An overbid will be defined as an initial bid of \$1,000 above the \$14,400 proposed purchase price or higher with each additional overbid to be in \$500 increments.
3. Overbidders (except for the Purchaser) must deliver a deposit to the Trustee by way of cashier's check made payable to "Todd A. Frealy, Chapter 7 Trustee," in the amount of \$2,000 (the "Deposit") no later than 7 calendar days prior to the hearing on the Motion.
4. Overbidders must purchase the Property on the same terms and conditions as the Purchaser.
5. The Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 calendar days of entry of the order confirming the sale.
6. In the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.
7. If there are any qualified overbidders, an auction of the Property shall be held during the hearing on the Motion (on **May 17, 2022 at 1:00 p.m.**) at which time the Court shall determine the highest and best bid for the Property.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 2818 La Cienega Avenue, Los Angeles, CA 90034.

A true and correct copy of the foregoing document entitled **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **April 14, 2022**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Todd A. Frealy (TR) taitrustee@lnbyb.com, taf@trustesolutions.net
- Alec L Harshey alecharshey@verizon.net, r51817@notify.bestcase.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov

**2. SERVED BY UNITED STATES MAIL:** On **April 14, 2022**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

None.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **April 14, 2022**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

None.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

April 14, 2022

Damon Woo

/s/ Damon Woo

Date

Type Name

Signature